



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, April 26, 2006

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Jean Hamilton, AICP, Acting Deputy Director

Susan Walton, Principal Planner

**Joseph Horwedel, Acting Director
Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **April 26, 2006**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Gina Robles (gina.robles@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PT05-080. Planned Tentative Map Permit** to reconfigure three parcels into one lot for 46 single-family attached residences on a 2.2 gross acre site in the A(PD) Planned Development Zoning District, located at/on the southeast corner of Curci Drive and St Elizabeth Drive (1460 CURCI DR) (Pinn Brothers Properties, Owner/Developer). Council District 6. SNI: None. CEQA: Negative Declaration. **Deferred from 4/12/06.**
- b. The projects being considered are located at on the west side of Delmas Avenue, approximately 170 feet north of Dorothy Avenue (1203 Delmas Avenue) in the A(PD) Planned Development Zoning District, (Schatzel Greg, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.
 - 1. **PD05-092.** Planned Development Permit to construct 10 single-family detached residences on a 1.0 gross acre site in the A(PD) Planned Development Zoning District, and
 - 2. **PT05-122.** Tentative Map application to subdivide three parcels into eleven lots for single-family detached residential uses.
- c. The projects being considered are located on the west side of Skylark Drive at the terminus of Hummingbird Drive, in the A(PD) Planned Development Zoning District (Ledit Raymond A. and Linda Trustee & et. al, Owner; Mark Ruebsamen, Developer). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.

1. **PD06-006.** Planned Development Permit to demolish the existing structures and to construct 32 single-family attached residential units, and
 2. **PT06-012.** Planned Development Tentative Map Permit to subdivide 1 parcel into 1 lot for residential condominium purposes on a 1.10 gross acres site.
- d. **SP06-019.** Special Use Permit to allow a detached one-car garage for an existing single-family residence and to remove an accessory structure (shed) on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 372 South 15th Street located on the west side of South 15th Street, approximately 200 feet north of San Salvador Street (372 S 15TH ST) (Testa Dana Et Al, Thompson Patricia A, Owner). Council District 3. SNI: University. CEQA: Exempt.
- e. **PDA79-019-001.** Planned Development Permit Amendment to allow the removal of up to 15 Eucalyptus trees from an existing campus industrial facility in the A (PD) Planned Development Zoning District, located on the north side of Bailey Avenue, approximately 1,800 feet westerly of Santa Teresa Blvd (555 BAILEY AV). Council District 2. SNI: None. CEQA: Exempt.
- f. **TR05-157.** Tree Removal permit to remove a live Redwood tree in the R-1-8 Single-Family Residence Zoning District, located on the north side of East San Antonio across from Parmer Avenue (1633 E SAN ANTONIO ST) (Estudillo Telesforo And Sanchez Martha, Owner). Council District 5. CEQA: Exempt.
- g. **SF06-012.** Single Family House Permit to allow a 1,537 square foot addition to an existing 1,364 square-foot single-family residence on a 0.14 gross acre site. in the R-1-8 Single-Family Residence Zoning District, located on the west side of Kingwood Way approximately 100 feet south of Lost Oaks Drive (4821 KINGWOOD WY) (Lemons Jodi S And Joel T S, Owner). Council District 9. SNI: None. CEQA: Exempt.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **H06-006.** Site Development Permit to convert an existing single-family residence to a two-family residence (duplex) by constructing an 769 square foot addition on a 0.14 gross acre site in the R-2 Two-Family Residence Zoning District, located on the west side of Illinois Avenue approximately 440 feet north of West Virginia Street (573 ILLINOIS AV) (Salas Hector F Sr Trustee, Owner). Council District 3. SNI: Greater Gardner. CEQA: Exempt.
- b. **SF06-014 & V06-002.** Single Family House Permit to allow additions to the front porch and rear entry for access to basement living area and Development Variance to allow a rear setback of 5 feet for a new stairway and basement access to an existing single-family residence on a substandard 0.07-acre lot in the R-M Multiple Residence Zoning District, located at the southwest corner of

Margaret and South Ninth Streets (396 MARGARET ST) (Hudson Leland R And Deborah D Trustee, Owner). Council District 3. SNI: University. CEQA: Exempt.

- c. **H06-009.** Site Development Permit to construct a 428 square foot addition to an existing office building on a 0.15 gross acre site in the CG Commercial General Zoning District, located on the west side of South Redwood Avenue, approximately 510 feet southerly of Stevens Creek Blvd (373 S REDWOOD AV) (Tse Phillip F And Allison L Et Al, Phillip F. Tse, M.D. & Daniel Tse, M.D., Daniel Tse, Owner; Phillip F. Tse, M.D. & Daniel Tse, M.D., Developer). Council District 6. SNI: None. CEQA: Exempt.
- d. **TR06-028.** Tree Removal Permit for one Pine tree 150 inches (Split trunk: 72 inches + 78 inches) in circumference on a 0.3 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 601 Osage Court (601 OSAGE CT) (Levin Michael D And Kathleen E, Owner). Council District 10. CEQA: Exempt.
- e. **PDA04-027-01. Planned Development Permit Amendment** to allow Saturday construction at a previously approved residential project with 100 single-family attached units on a 4.3 gross acre site in the A(PD) Planned Development Zoning District, located at/on the southeast corner of 8th Street and Hedding Street (9633 TRACT) (Warmington Bernal Pk Assocs Llc, Owner). Council District 3. SNI: None. CEQA: Use of Mitigated Negative Declaration, PDC04-007.
- f. **SF06-006.** Single Family House Permit for an approximately 1,423.5 square foot addition to an existing single-family residence and remodel of an existing garage accessory structure on a 0.13 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the southwest side of N. 15th Street, approximately 250 feet northwest of E. Washington Street (431 N 15TH ST) (Nicholas Julieta G, Owner). Council District 3. SNI: None. CEQA: Exempt.

This concludes the Planning Director's Hearing for April 26, 2006. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE